

Proposal Basic Information	
Proposal File No.	RRDA/BP/005/2024
Owner Name	KAMLESHWAR PRASAD SINGH RITA SINGH SURESH PRASAD SINGH AND DHIRENDRA CHAUBEY
Khata No.	257
Plot No.	654
Village Name	Dungi
Use	Residential
SubUse	ResComm Bldg

AREA STATEMENT RANGH REGIONAL DEVELOPMENT AUTHORITY	VERSION NO. 1.0.69
REGIONAL DEVELOPMENT AUTHORITY	VERSION DATE: 16/10/2020
PROJECT DETAIL	Plot Use: Residential
Region: JHARKHAND URBAN LOCAL BODIES	Plot SubUse: ResComm Bldg
District: RANGH	Plot/Neighbourhood/Religious Structure: NA
Authority: RANGH REGIONAL DEVELOPMENT AUTHORITY	Plot/SubPlot No.: 654
Invest. No.: RRDA/BP/005/2024	North: Plot No. - 653/PART
Application Type: General Proposal	South: Plot No. - 655, 656 & 659 PART
Project Type: Building Permission	East: Road Width - 20
Nature of Development: New	West: Plot No. - 654/PART
Location of Development Area: New Area	
AREA DETAILS:	SQ MT
AREA OF PLOT (Minimum)	1997.65
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	1997.65
(A-Deductions)	
Deduction for Balance Plot Area (from Gross Plot Area)	221.57
Common Plot	221.57
Total	1776.08
BALANCE AREA OF PLOT (Net Plot Area - Residual/Unservicably space)	1776.08
(A-Deductions)	
PLOT AREA FOR COVERAGE (Net Plot Area)	1997.65
(A-Deductions)	
Plot Area for FAR (Net Plot Area + Road/Widening Area)	1997.65
(A-Deductions)	
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	998.83
Proposed Coverage Area (46.71 %)	933.09
Total Prop. Coverage Area (46.71 %)	933.09
Balance coverage area (3.29 %)	65.75
FAR CHECK	
Perm. FAR Area (2.500)	4994.13
Total Perm. FAR area	4994.13
Residential FAR	4493.33
Commercial FAR	423.97
Proposed FAR Area	4934.16
Total Proposed FAR Area	4934.16
Consumed FAR (factor)	2.47
Balance FAR Area	59.97
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	6326.01
ARCHITECT (Regd)	ANUP KUMAR
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	KAMLESHWAR PRASAD SINGH RITA SINGH SURESH PRASAD SINGH AND DHIRENDRA CHAUBEY
DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX	
PLT BOUNDARY	Black
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Green
COMMON PLOT	Yellow
ROAD WIDENING AREA	Orange
EXISTING (To be retained)	Blue
EXISTING (To be demolished)	Light Blue

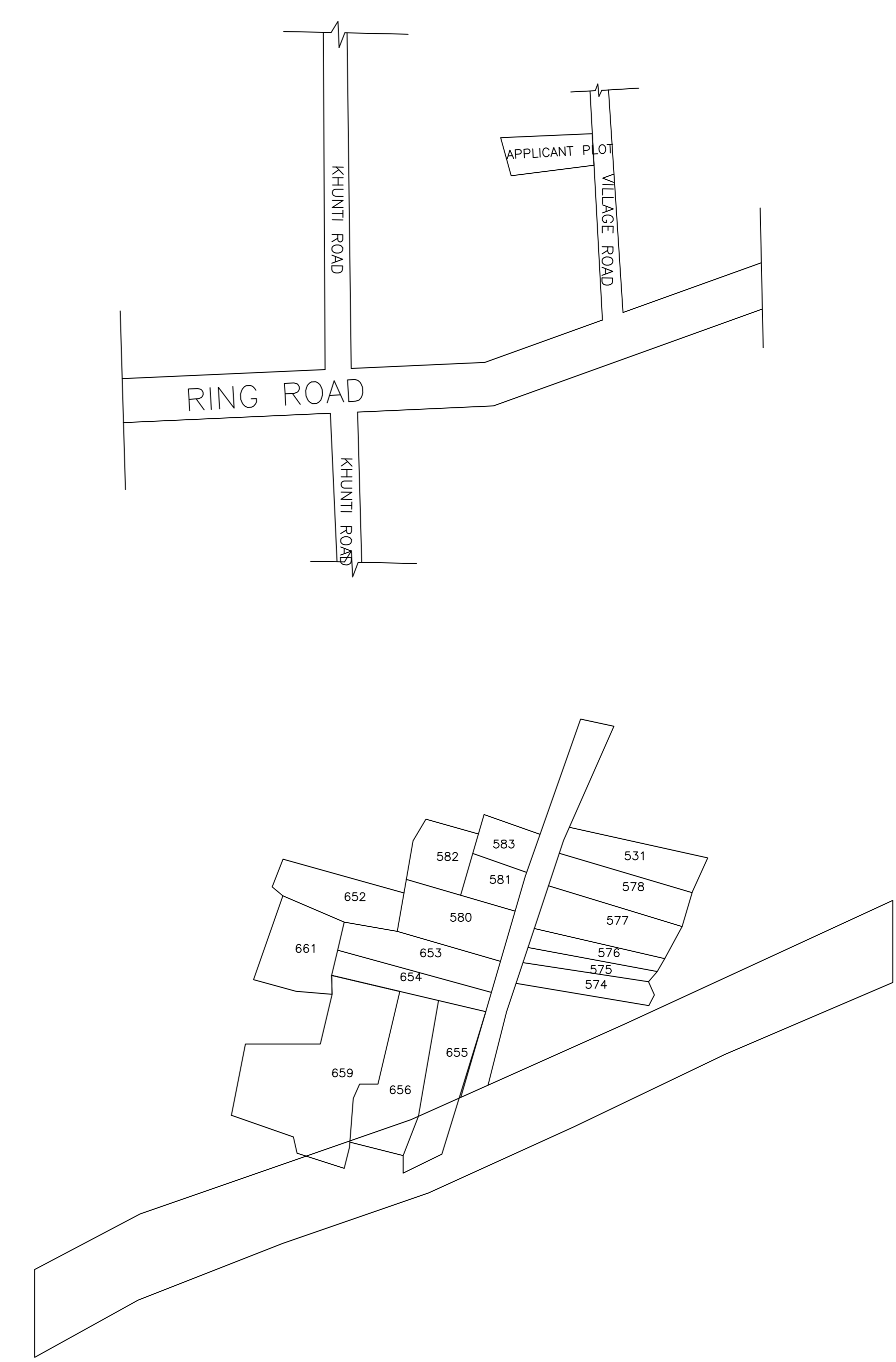
Floor Name	B (BLOCK B)		A (BLOCK A)		Total Proposed Built Up Area (Sq.mt)	Total FAR Area (Sq.mt)
	Proposed Built Up Area (Sq.mt)	Proposed FAR (Up Area (Sq.mt))	Proposed Built Up Area (Sq.mt)	Proposed FAR (Up Area (Sq.mt))		
Basement Floor	874.30	9.81	287.16	10.05	1161.55	19.86
Ground Floor	746.66	724.52	195.79	942.65	920.31	920.31
First Floor	816.62	789.99	244.70	228.18	1061.32	988.17
Second Floor	816.62	789.99	240.50	228.63	1025.52	968.62
Third Floor	816.62	789.99	240.50	228.63	1025.52	968.62
Fourth Floor	816.62	789.99	240.50	228.60	1027.45	988.59
Temperal Floor	3.77	0.00	4.29	0.00	8.00	0.00
Total	4891.44	3814.29	1434.57	1119.89	6326.01	4934.17

Building Name	Building Use	Building SubUse	Building Structure
B (BLOCK B)	Residential	ResComm Bldg	Non-Highrise
A (BLOCK A)	Residential	ResComm Bldg	Non-Highrise

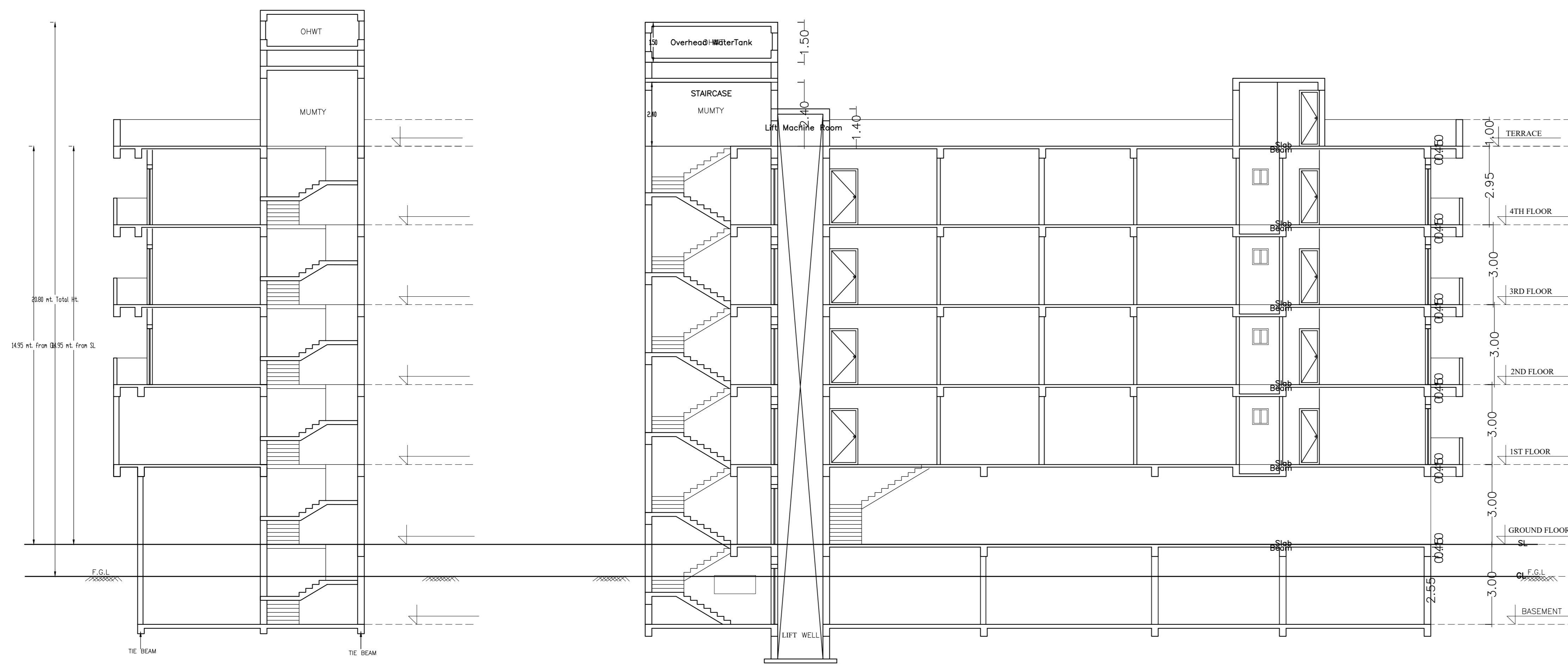
Building Name	Type	SubUse	Area (Sq.mt)	Units	Car		Visitors Car		TwoWheeler	
					Reqd.	Prop.	Reqd./Unit	Reqd.	Reqd./Unit	Reqd.
B (BLOCK B)	Residential	ResComm Bldg	> 140	1	29.00	1	29	-	-	-
			> 140	1.5	1	-	-	-	-	-
			> 0	1	29.00	-	-	1	3	-
			> 0	50	320.34	1	5	-	-	-
A (BLOCK A)	Commercial	Shop	> 140	1	6.00	1	6	-	-	-
			> 140	1.5	-	-	-	-	-	-
			> 0	1	6.00	-	-	1	1	-
			> 0	1	6.00	-	-	4	4	-
Total:					40	40	-	4	4	49

Parking Check (Table 7b)				
Vehicle Type	No.	Area	No.	Area
Car	40	500.00	40	500.00
Total Car	40	500.00	40	500.00
Visitors Car Parking	-	-	4	50.00
Total Visitor Parking	4	50.00	4	50.00
TwoWheeler	-	-	50	100.00
Total TwoWheeler	49	98.00	50	100.00
Other Parking	-	-	-	967.00
Total	648	648.00	94	1317.00

FAR & Tenement Details (Table 4c-1)															
Building	No. of Same Bldg	Gross Built Up Area in (Sq.mt)	Deductions From Gross BUA/Area in (Sq.mt)	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)					Proposed FAR Area (Sq.mt)	Add Area in FAR (Sq.mt)	Total Consumed FAR Area (Sq.mt)	Trmt (No.)		
					StairCase	Lift	Balcony	Accessory Use	Parking					Resi.	Commercial
B (BLOCK B)	1	4961.39	69.95	4891.44	57.42	32.30	122.40	21.33	843.70	3804.48	0.00	9.81	3814.29	3814.29	29
A (BLOCK A)	1	1479.17	44.80	1434.37	0.00	16.15	40.37	4.29	207.30	685.86	423.97	10.05	1119.89	1119.89	08
Grand Total	2	6440.56	114.55	6326.01	57.42	48.45	162.77	25.62	1051.00	4490.34	423.97	19.86	4934.17	4934.17	37



Proposal Basic Information	
Proposal File No.	RRDA/BP/005/2024
Owner Name	KAMLESHWAR PRASAD SINGH RITA SINGH SURESH PRASAD SINGH AND DHIRENDRA CHAUBEY
Khata No.	257
Plot No.	654
Village Name	Dungi
Use	Residential
SubUse	ResComm Bldg

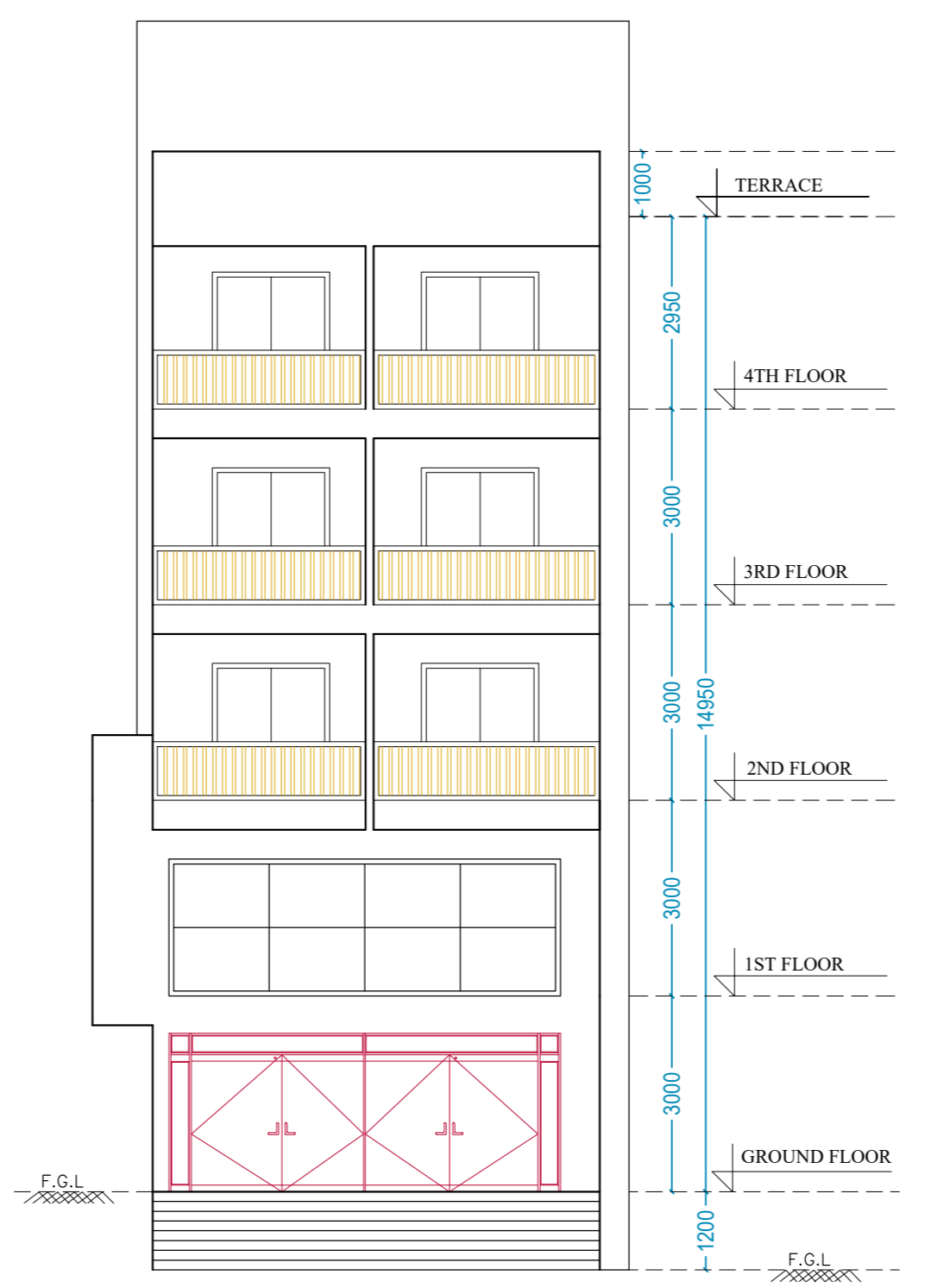


SECTION AT X-X'
BLOCK 'A'

SECTION AT Y-Y'
BLOCK 'A'



RIGHT SIDE ELEVATION



FRONT ELEVATION

Building :A (BLOCK A)

Floor Name	Gross Built Up Area (Sq.mt)	Deductions From Gross BUA/Area (Sq.mt)	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)				Proposed FAR Area (Sq.mt)		Add Area in FAR (Sq.mt)	Total FAR Area (Sq.mt)	Total Consumed Additional FAR Area (Sq.mt)	Trent (No.)
				LR	Balcony	Accessory Use	Parking	Resi.	Commercial				
Basement Floor	267.16	0.00	267.16	3.23	0.00	0.00	207.30	0.00	0.00	10.05	10.05	10.05	00
Ground Floor	224.43	28.64	195.79	0.00	0.00	0.00	0.00	0.00	0.00	195.79	195.79	195.79	01
First Floor	255.41	10.71	244.70	3.23	13.29	0.00	0.00	0.00	228.18	0.00	228.18	228.18	01
Second Floor	242.65	1.75	240.90	3.23	9.04	0.00	0.00	228.63	0.00	0.00	228.63	228.63	02
Third Floor	242.65	1.75	240.90	3.23	9.04	0.00	0.00	228.63	0.00	0.00	228.63	228.63	02
Fourth Floor	242.58	1.75	240.83	3.23	9.00	0.00	0.00	228.60	0.00	0.00	228.60	228.60	02
Terrace Floor	4.29	0.00	4.29	0.00	0.00	4.29	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	1479.17	44.60	1434.57	16.15	40.37	4.29	207.30	685.86	423.97	10.05	1119.88	1119.88	08
Total Number of Same Buildings	1												

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BLOCK A)	FD	0.75	2.10	13
A (BLOCK A)	FD	0.78	2.10	01
A (BLOCK A)	FD	0.78	2.10	01
A (BLOCK A)	FD	0.87	2.10	03
A (BLOCK A)	FD	0.90	2.10	03
A (BLOCK A)	FD	1.00	2.10	18
A (BLOCK A)	FD	1.06	2.10	01
A (BLOCK A)	FD	1.06	2.10	03
A (BLOCK A)	FD	1.10	2.10	03
A (BLOCK A)	FD	1.61	2.10	05
A (BLOCK A)	FD	1.89	2.10	20
A (BLOCK A)	FD	2.35	2.10	01
A (BLOCK A)	FD	3.70	2.10	01
A (BLOCK A)	FD	6.02	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BLOCK A)	V	0.60	1.20	13
A (BLOCK A)	W	0.90	1.20	06

Balcony Calculations Table

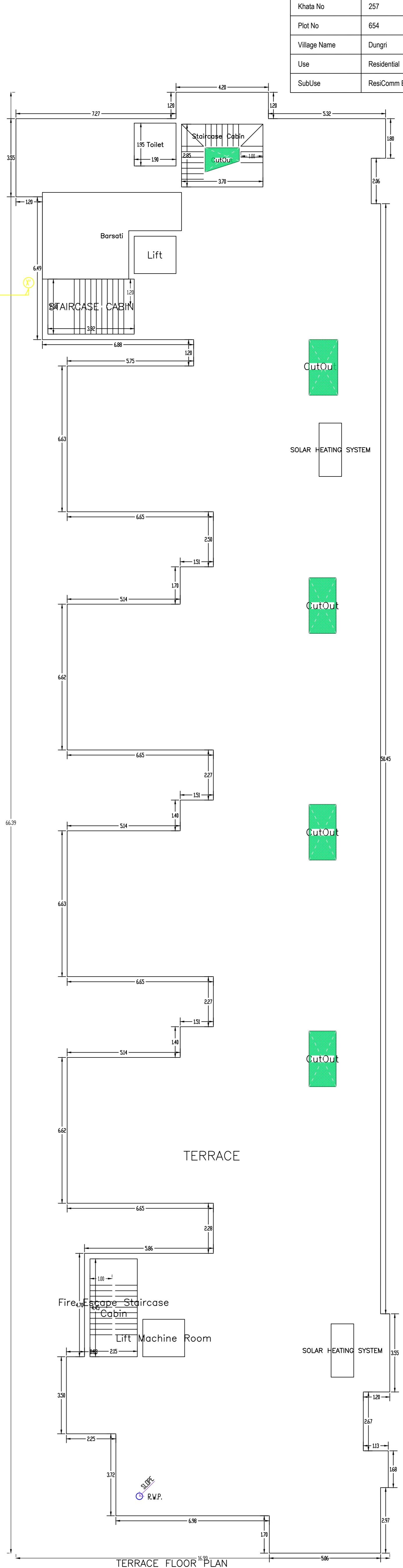
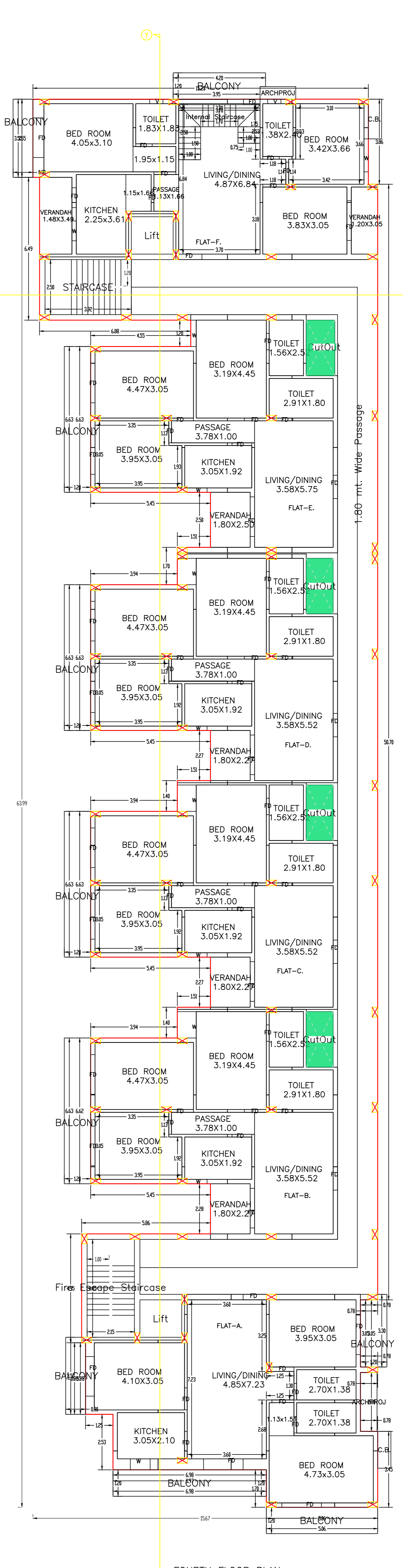
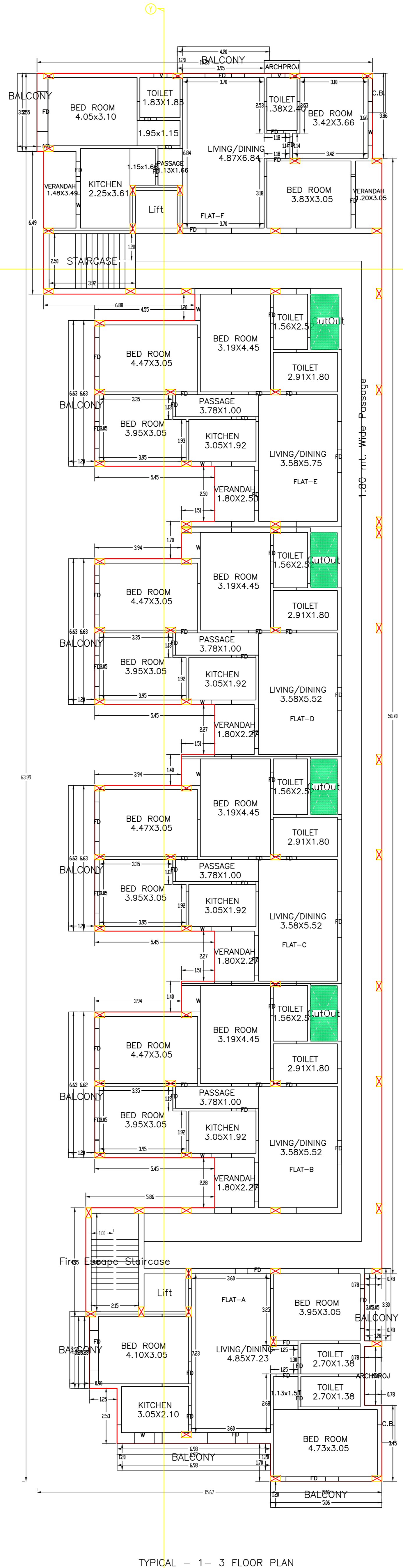
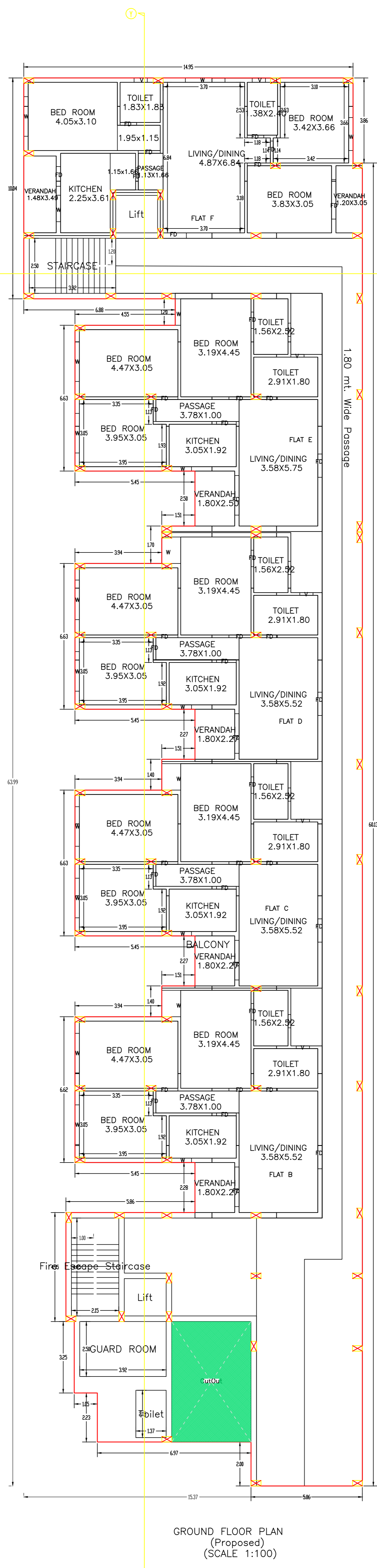
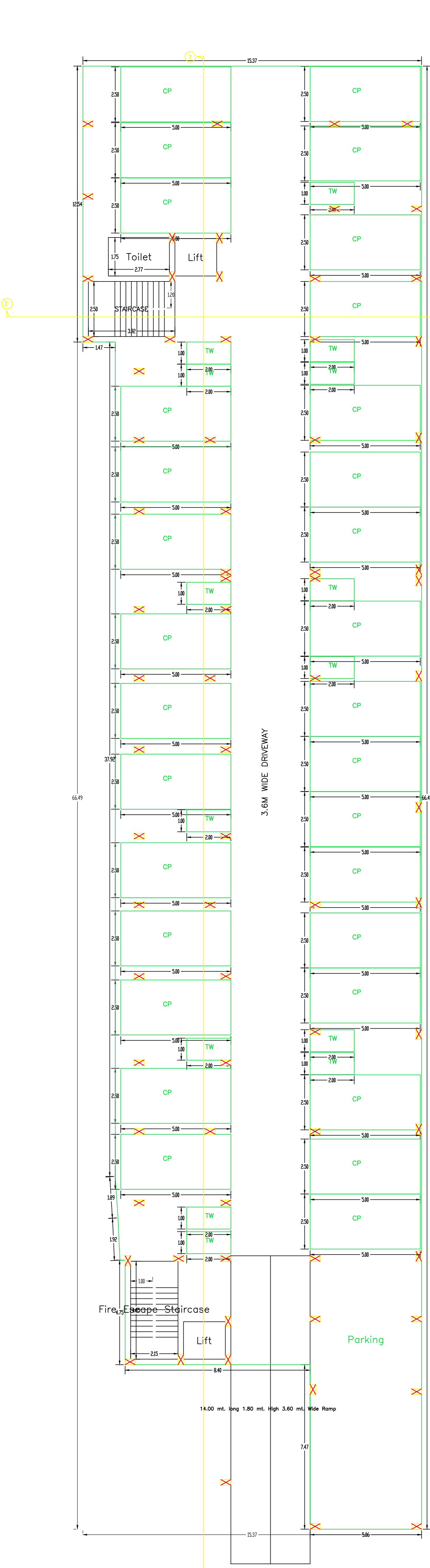
FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.90 X 29.94 X 1 X 1	26.57	26.57
SECOND FLOOR PLAN	1.20 X 3.47 X 1 X 1	4.16	18.08
	1.20 X 3.26 X 1 X 1	3.92	
	0.90 X 3.49 X 1 X 1	3.12	
	0.90 X 3.73 X 1 X 1	3.31	
	0.90 X 4.01 X 1 X 1	3.57	
THIRD FLOOR PLAN	1.20 X 3.47 X 1 X 1	4.16	18.08
	1.20 X 3.26 X 1 X 1	3.92	
	0.90 X 3.49 X 1 X 1	3.12	
	0.90 X 3.73 X 1 X 1	3.31	
	0.90 X 4.01 X 1 X 1	3.57	
FOURTH FLOOR PLAN	1.19 X 3.47 X 1 X 1	4.12	18.00
	1.19 X 3.26 X 1 X 1	3.88	
	0.90 X 3.73 X 1 X 1	3.12	
	0.90 X 3.73 X 1 X 1	3.31	
	0.90 X 4.01 X 1 X 1	3.57	
Total			80.73

UnitBUA Table for Building :A (BLOCK A)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SHOP1.20X18.74	SHOP	179.19	152.39	2	1
SECOND FLOOR PLAN	FLAT-A	FLAT	112.79	87.75	9	2
	FLAT-B	FLAT	86.69	66.68	7	2
THIRD FLOOR PLAN	FLAT-A	FLAT	112.79	87.75	9	2
	FLAT-B	FLAT	86.69	66.68	7	2
GROUND FLOOR PLAN	SHOP%30X18.73	SHOP	123.48	123.41	2	1
FOURTH FLOOR PLAN	FLAT-A	FLAT	112.72	87.65	9	2
	FLAT-B	FLAT	86.69	66.68	7	2
Total:			801.04	744.97	52	8

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ANUP KUMAR NWP/CARC/00172017			

Proposal Basic Information	
Proposal File No.	RRDA/BP/005/2024
Owner Name	KAMLESHWAR PRASAD SINGH RITA SINGH SURESH PRASAD SINGH AND DHIRENDRA CHAUBEY
Khata No	257
Plot No	654
Village Name	Durgri
Use	Residential
SubUse	ResComm Bldg



ISO_expand_A0_841.00_x_1189.00.MM

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ANUP KUMAR NWC/INC/001/2017			

Building :B (BLOCK B)

Floor Name	Gross Builtup Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
				StairCase	Lift	Balcony	Accessory Use	Parking					
Basement Floor	874.39	0.00	874.39	9.57	6.46	0.00	4.85	843.70	0.00	9.81	9.81	9.81	00
Ground Floor	766.57	19.71	746.86	9.57	0.00	0.00	12.77	0.00	724.52	0.00	724.52	724.52	05
First Floor	829.18	12.56	816.62	9.57	6.46	30.60	0.00	0.00	769.99	0.00	769.99	769.99	06
Second Floor	829.18	12.56	816.62	9.57	6.46	30.60	0.00	0.00	769.99	0.00	769.99	769.99	06
Third Floor	829.18	12.56	816.62	9.57	6.46	30.60	0.00	0.00	769.99	0.00	769.99	769.99	06
Fourth Floor	829.18	12.56	816.62	9.57	6.46	30.60	0.00	0.00	769.99	0.00	769.99	769.99	06
Terrace Floor	3.71	0.00	3.71	0.00	0.00	0.00	3.71	0.00	0.00	0.00	0.00	0.00	00
Total	4961.39	69.95	4891.44	57.42	32.30	122.40	21.33	843.70	3804.48	9.81	3814.29	3814.29	29
Total Number of Same Buildings	1												
Total	4961.39	69.95	4891.44	57.42	32.30	122.40	21.33	843.70	3804.48	9.81	3814.29	3814.29	29

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (BLOCK B)	FD	0.75	2.10	59
B (BLOCK B)	FD	0.90	2.10	29
B (BLOCK B)	FD	1.00	2.10	67
B (BLOCK B)	FD	1.05	2.10	05
B (BLOCK B)	FD	1.06	2.10	29
B (BLOCK B)	FD	1.80	2.10	80

SCHEDULE OF WINDOW/VENTILATION:

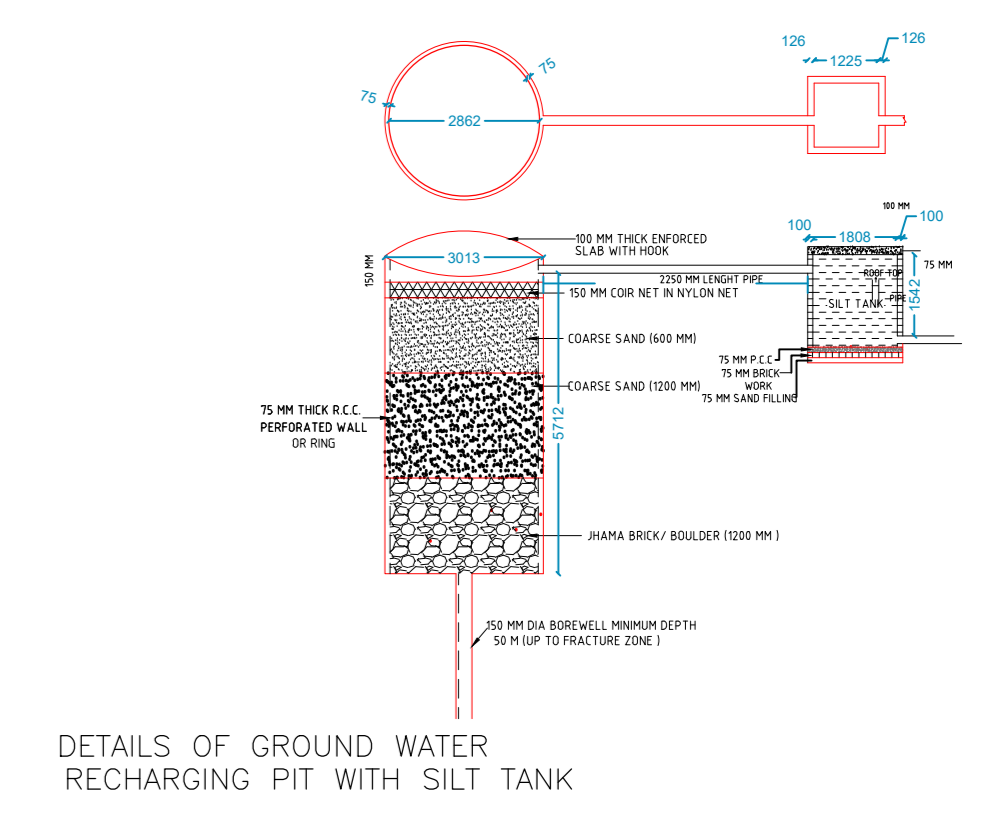
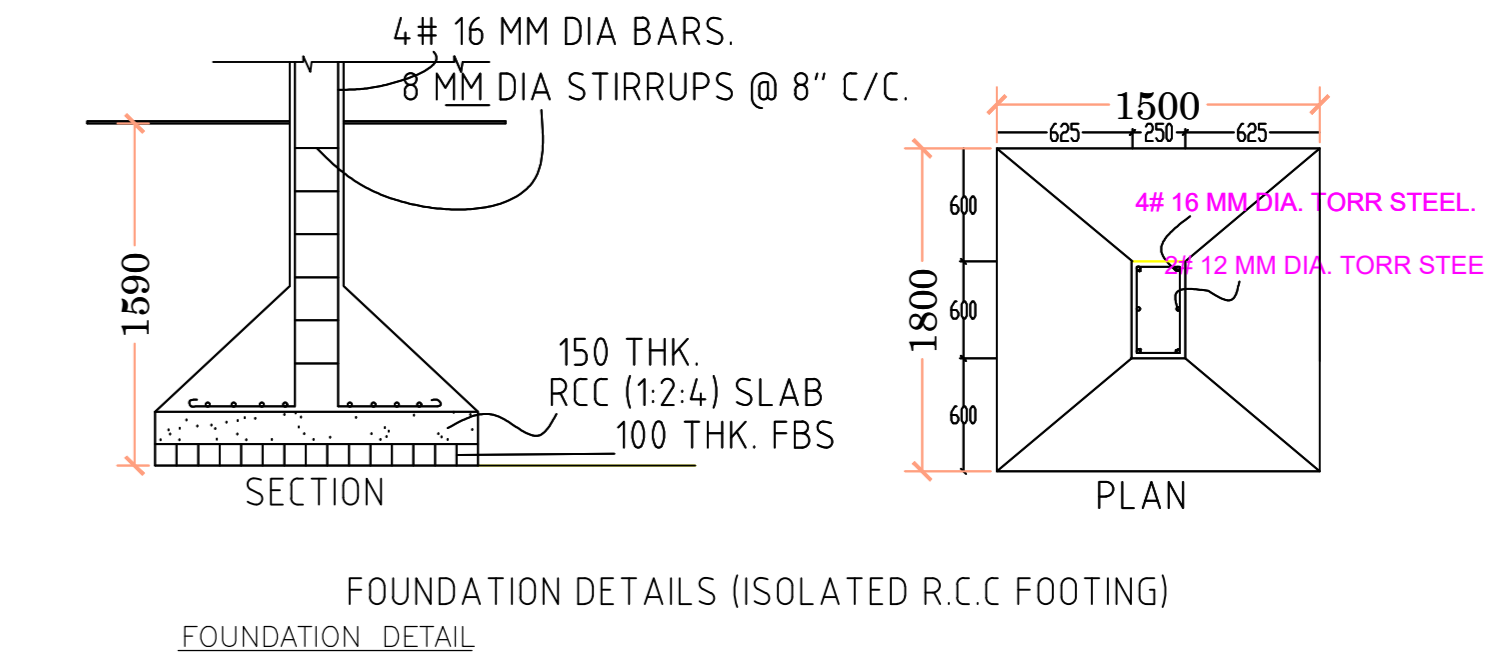
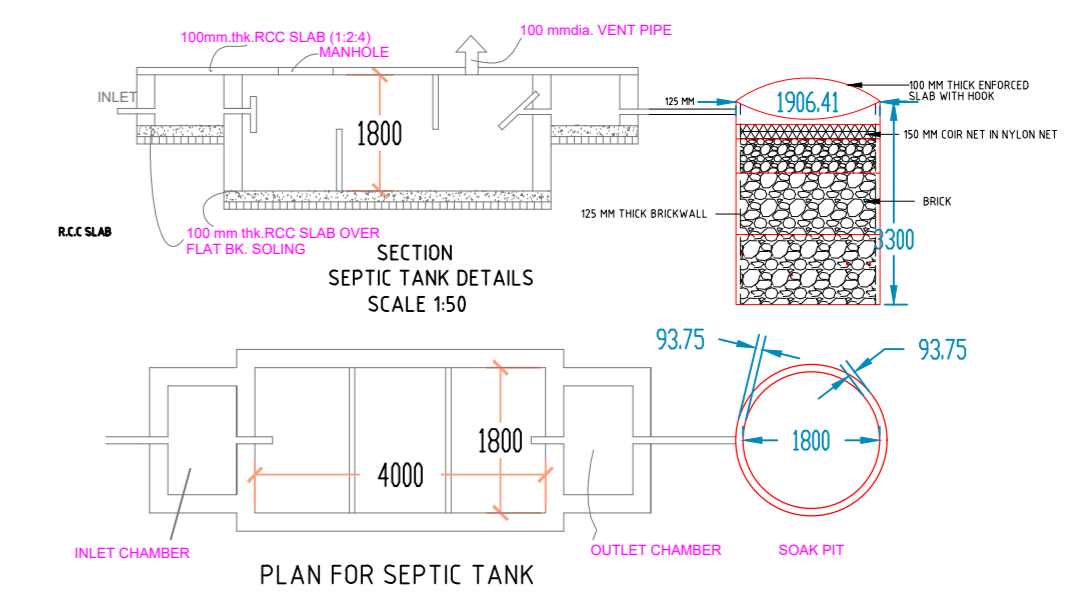
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (BLOCK B)	V	0.60	1.20	18
B (BLOCK B)	W	0.90	1.20	28
B (BLOCK B)	W	1.20	1.20	21
B (BLOCK B)	W	1.50	1.20	05
B (BLOCK B)	W	1.80	1.20	10

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1-3 FLOOR PLAN	1.20 X 6.63 X 4 X 3	95.40	183.60
	1.20 X 4.20 X 1 X 3	14.67	
	0.90 X 3.55 X 1 X 3	9.60	
	1.20 X 6.98 X 1 X 3	25.11	
	1.20 X 5.06 X 1 X 3	18.21	
	0.90 X 3.50 X 1 X 3	9.33	
	1.20 X 3.30 X 1 X 3	11.28	
FOURTH FLOOR PLAN	1.20 X 6.63 X 4 X 1	31.80	61.20
	1.20 X 4.20 X 1 X 1	4.89	
	0.90 X 3.55 X 1 X 1	3.20	
	1.20 X 6.98 X 1 X 1	8.37	
	1.20 X 5.06 X 1 X 1	6.07	
	0.90 X 3.50 X 1 X 1	3.11	
	1.20 X 3.30 X 1 X 1	3.76	
Total	-	-	244.80

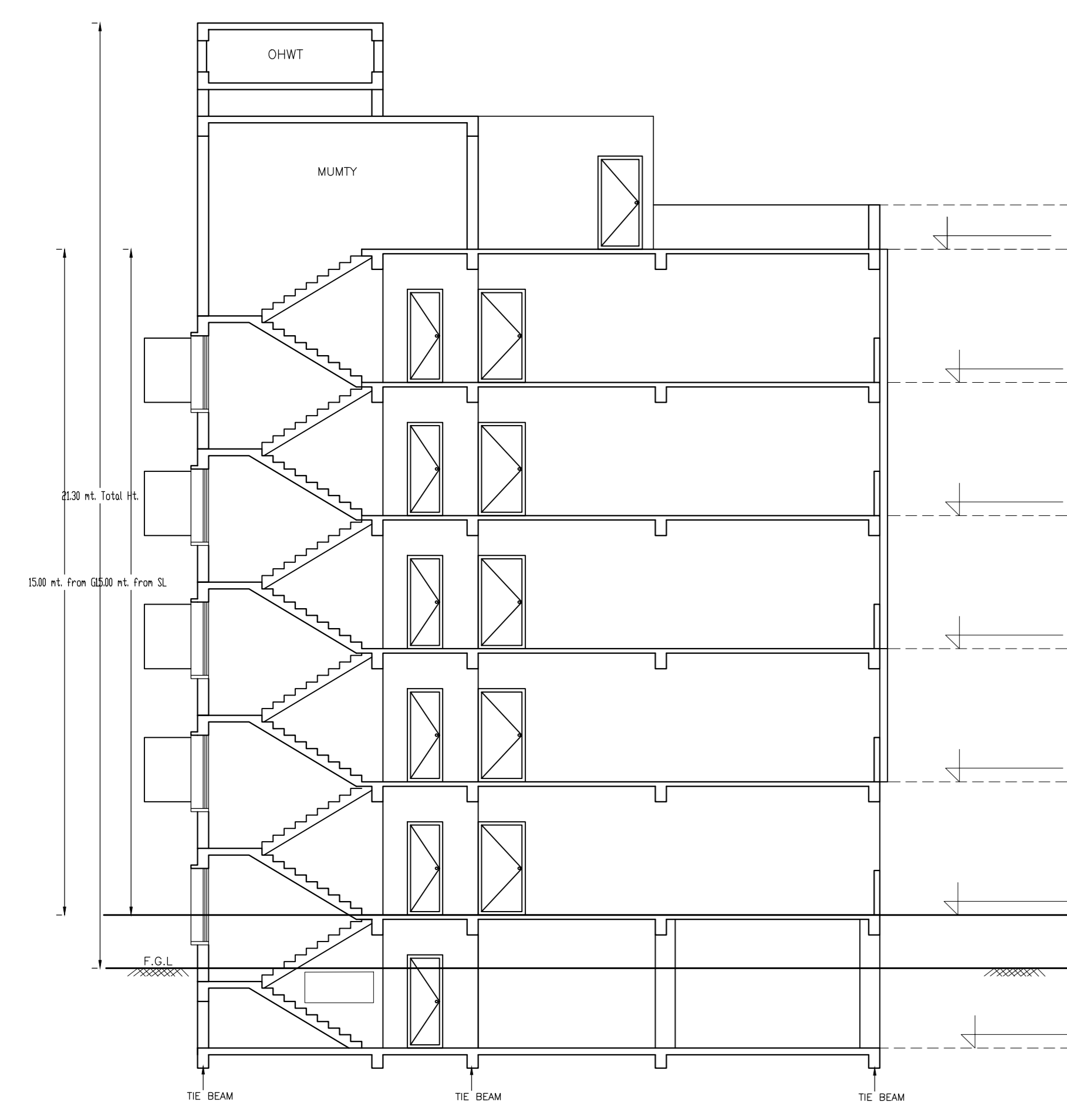
UnitBUA Table for Building :B (BLOCK B)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	FLAT B	FLAT	94.88	81.66	9	5
	FLAT C	FLAT	93.81	81.81	9	
	FLAT D	FLAT	94.40	81.90	9	
	FLAT E	FLAT	96.35	83.10	9	
	FLAT F	FLAT	105.44	92.21	10	
	FLAT-A	FLAT	118.69	82.14	7	
TYPICAL - 1-3 FLOOR PLAN	FLAT-B	FLAT	102.63	81.66	9	18
	FLAT-C	FLAT	101.76	81.81	9	
	FLAT-D	FLAT	102.50	82.05	9	
	FLAT-E	FLAT	104.30	83.10	9	
	FLAT-F	FLAT	114.90	92.29	10	
	FLAT-A	FLAT	118.69	82.14	7	
FOURTH FLOOR PLAN	FLAT-B	FLAT	102.63	81.66	9	6
	FLAT-C	FLAT	101.76	81.81	9	
	FLAT-D	FLAT	102.50	82.05	9	
	FLAT-E	FLAT	104.30	83.10	9	
	FLAT-F	FLAT	114.60	92.28	10	
	FLAT-A	FLAT	114.60	92.28	10	
Total	-	-	3062.55	2432.89	258	29



RIGHT SIDE ELEVATION

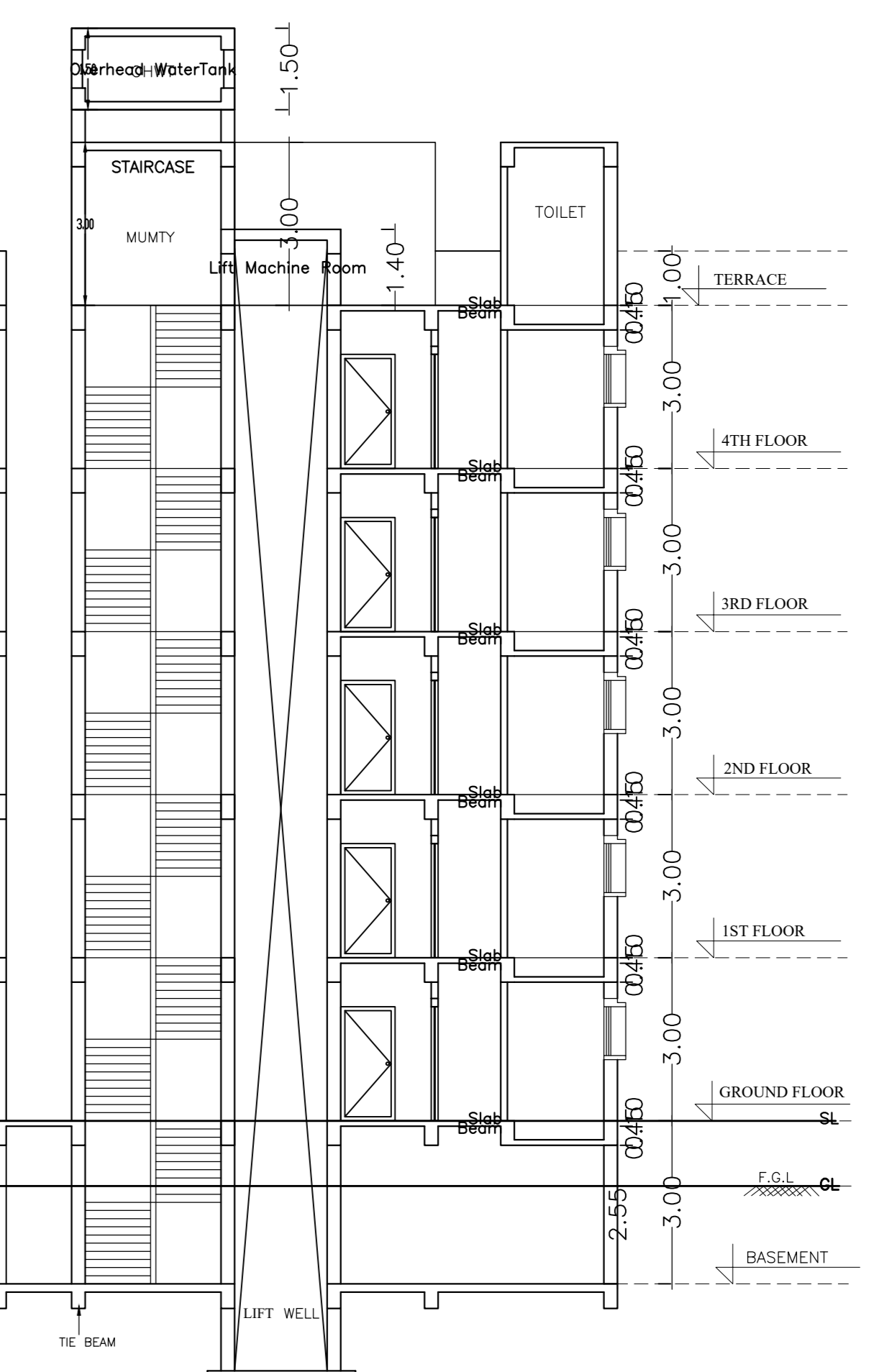
FRONT ELEVATION



SECTION AT X-X' BLOCK 'B'



SECTION AT Y-Y' BLOCK 'B'



LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ANUP KUMAR NWC/INCD00172017			